

City of Troy, New York South Troy Brownfield Assessment Demonstration Pilot Program

*Task Force Meeting
March 26, 2003*



South Troy
EPA Brownfield Assessment
Demonstration Pilot



Agenda

- ☀ Update on Other Projects
- ☀ Review Process
- ☀ Review Candidate Sites
- ☀ Discuss Candidate Sites
- ☀ Next Steps

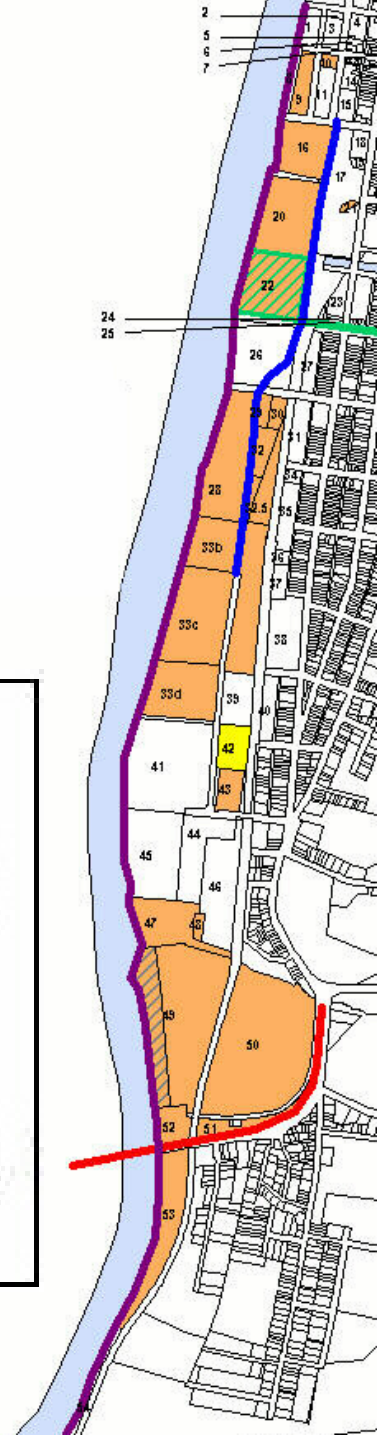


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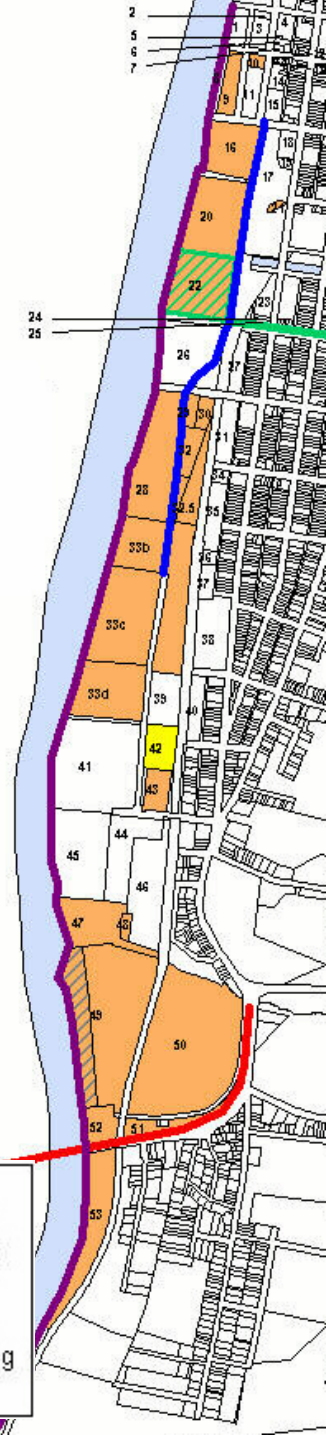
Update on South Troy Implementation Projects

- Property impacted by Riverfront Trail
- Property is subject of NYS DOS EPF Grant
- One of potential alignment of the South Troy Waterfront Access Road
- Planned Bikeway across Menands Bridge
- Planned improvements HMLG Burden Building
- Potential Planned District



Local Waterfront Revitalization Program (LWRP) Grant

- ☀ \$225,000 Design Grant to expand Public Access to the Hudson and Poestenkill Waterfronts that targets the Scolite property and lands adjacent to the Poestenkill Creek
- ☀ Progress:
 - ☀ Working with contract developed by DOS
 - ☀ Should Have RFP developed in the next couple of months
 - ☀ Project requires public input for both preliminary concepts and final design

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- The map shows a waterfront area with various properties numbered. A blue line indicates a potential alignment for a waterfront access road. A red line indicates a planned bikeway across the Menands Bridge. A yellow area indicates planned improvements to the HMIG Burden Building. A purple area indicates property impacted by the Riverfront Trail. A green area indicates property subject to the NYS DOS EPF Grant. A grey area indicates a potential planned district.
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South Troy Access Road

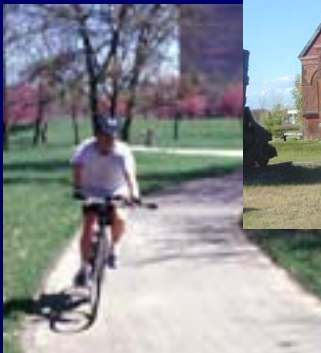


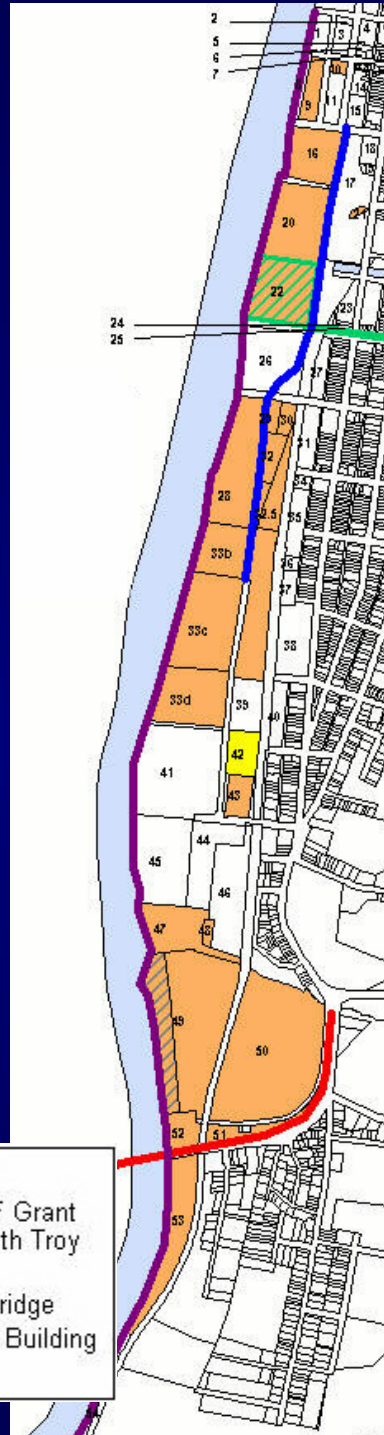
- ☀ \$6.4 Million project intended to enhance neighborhood quality of life and economic health by removing freight traffic from residential streets
- ☀ Progress:
 - ☀ Draft preliminary design submitted to DOT
 - ☀ Preparing property owner outreach/meeting
 - ☀ Public Information meeting to follow

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Waterfront Bike Trail

- ☀ \$2.4 Million Project provides access to resources including Burden Iron Works Museum, Riverfront Park, RiverSpark Visitor Information Center and downtown restaurants and merchants
- ☀ Progress:
 - ☀ Draft Design Report to be Submitted to DOT in Late May



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- Legend:
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Troy Menands Bridge Pedestrian/Bike Access

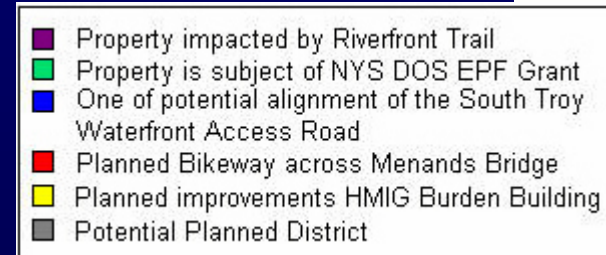
- ☀ \$500,000 Project that connects South Troy Waterfront to the Corning Preserve Trail
- ☀ Progress:
 - ☀ Preliminary design plan concepts received
 - ☀ Draft design report to be submitted to DOT in July



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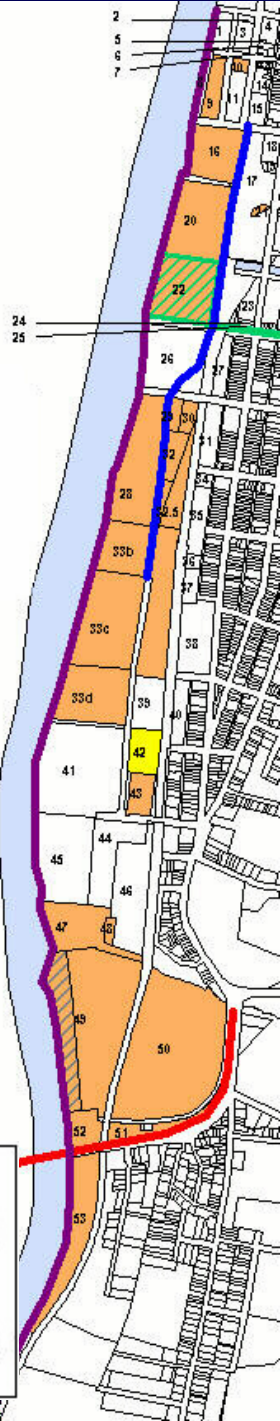
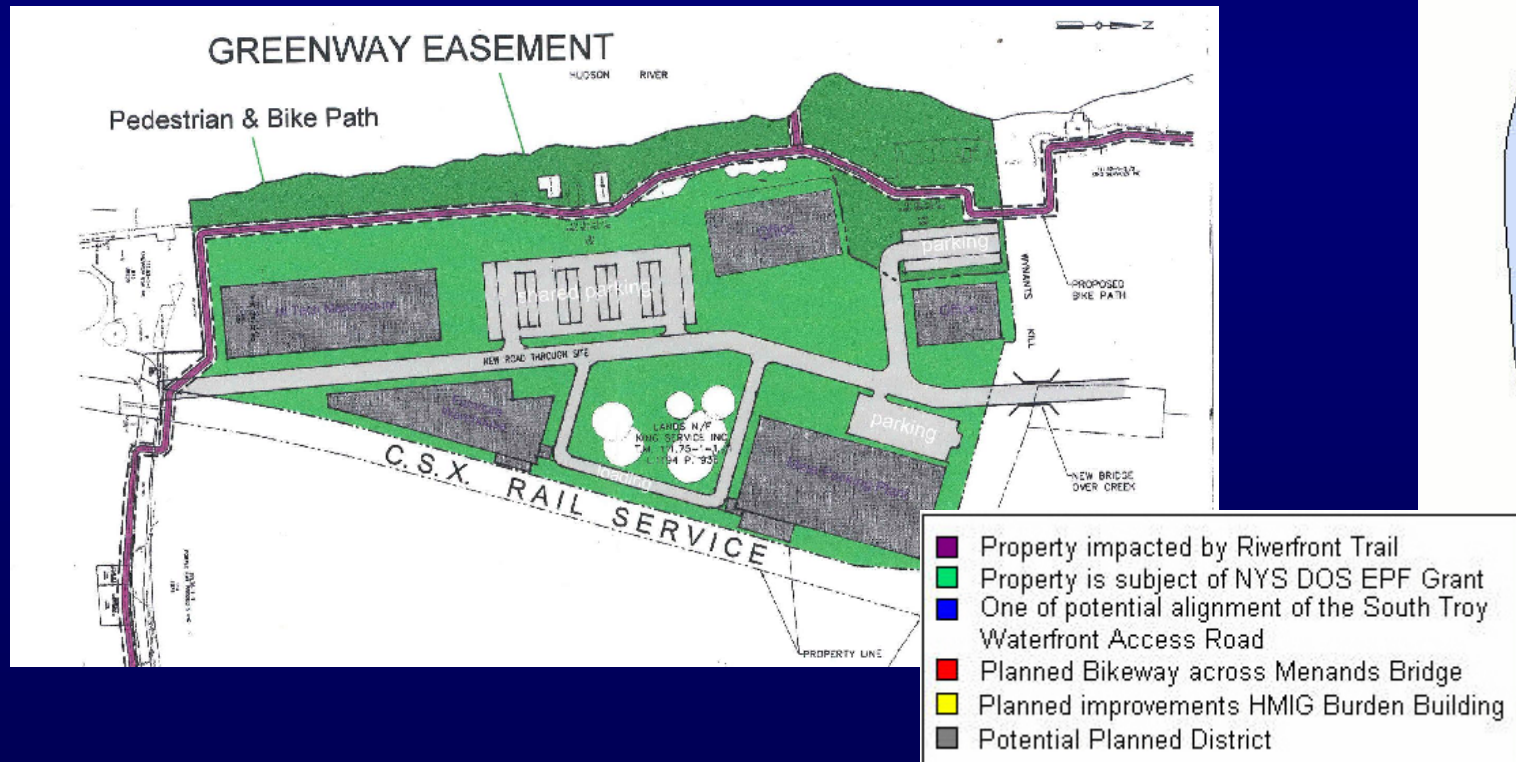
Brownfield Economic Development Initiative (BEDI)

- ★ There are 2 phases to grant:
 - ★ 2 million dollar grant from HUD
 - ★ 3 million dollar loan, section 108 (HUD)
- ★ Can be used for:
 - ★ land acquisition
 - ★ investment incentives to businesses
 - ★ infrastructure improvements
 - ★ remediation to benefit the development Working Waterfront area
- ★ Could target most properties in the study area



Proposed Easement

- City is negotiating easement across King Fuels property to support riverside recreation area.
- Ownership of easement should allow City to leverage funds for park development.



Proposed Remedial Action Plan – Site 49

- ✱ Niagara Mohawk consent order with DEC covers 21 sites around the state used for MFG production
- ✱ In February, DEC released the Proposed Remedial Action Plan (PRAP) for our site (Site 49)
- ✱ The PRAP calls for
 - ✱ Removal of some soils for treatment
 - ✱ Capping the entire site with asphalt, a ‘permeable soil cover’ or building foundations
 - ✱ Institutional controls that limit future uses to “appropriate recreational, industrial or commercial uses”
 - ✱ Monitoring
- ✱ DEC is reviewing the public comments and a final Record of Decision (ROD) is expected in April
- ✱ Remediation is anticipated to begin in 2004

Site Selection

Study Area

Select eight sites for further review

Ten Sites



Research as necessary to select three sites

Three Sites

Phase II Environmental Testing

One Site

Reuse Plan

Sites Selection Method

- ✱ Criteria developed with input from Task Force and public.
- ✱ 13 Criteria including Real Estate, Local Conditions & Local Desires.
- ✱ Sites were ranked based on the criteria.
- ✱ Computer model resulted in list of sites.
- ✱ Resulting list was revised by Task Force on 1/22.
- ✱ List of ten candidate sites was presented to public on 1/29.



Candidate Sites

	<i>Site Name</i>	<i>Map #</i>	<i>Owner</i>
1.	Clemente Assembly	9, 10 & 16	CALLANAN INDUSTRIES INC
2.	Troy Slag North	20	TROY SLAG PRODUCTS CO INC
3.	Scolite Property	22	CITY OF TROY
4.	Troy Slag Assembly	28, 29, 30, 32, 32.5	TROY SLAG PRODUCTS CO INC
5.	Industrial Park	33	RENSSELAER COUNTY IDA
6.	King Services North	43	KING SERVICES INC
7.	Callanan South	45	CALLANAN INDUSTRIES INC
8.	King Fuels Assembly	47 & 49	KING SERVICES INC
9.	Portec Assembly	50 & 51	PORTEC RAIL PRODUCTS INC
10.	Chevron Assembly	52 & 53	CHEVRON USA INC

Goals

- ☀ The City has made a commitment to work only with willing property owners.
- ☀ We hope to select sites where the assessment would encourage re-use of the site.
- ☀ We hope to select sites where re-use might serve as a catalyst for other development in South Troy.



South Troy

**EPA Brownfield Assessment
Demonstration Pilot**



Clemente Assembly (Sites 9, 10 & 16)

- ☀ Medium Size – 5.64 acres
- ☀ High visibility from 787
- ☀ Adjacent to water
(over NYS land)
- ☀ Split by Adams Street



- ☀ Property Owner not inclined to participate at this time.
- ☀ Estimated Assessment Cost: \$21,525 (23%)

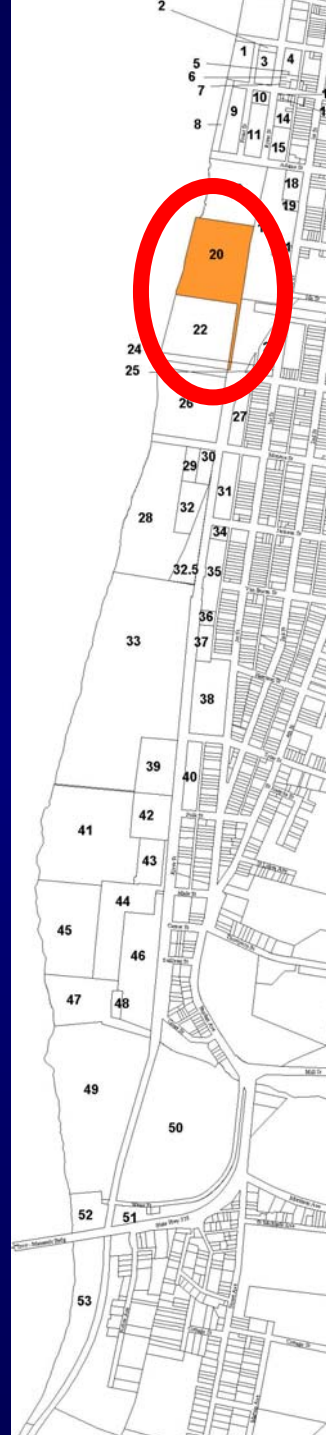


Troy Slag - North (Site 20)

- ☀ Medium - 7.05 acres
- ☀ Adjacent to water just north of Canal
- ☀ Road access from River Street
- ☀ Visible, particularly from 787
- ☀ Phase I result: Low concern

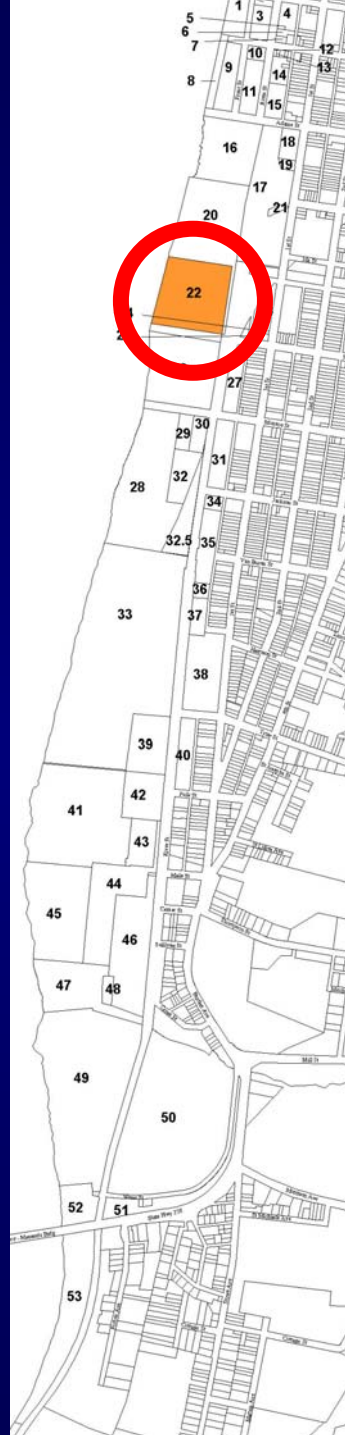


- ☀ Property Owner not inclined to participate at this time.
- ☀ Estimated Assessment Cost: \$30,125 (32%)



Scolite – Site 22

- ☀ Medium - 5.72 Acres
- ☀ Contains deteriorating historic structures
- ☀ Identified as prime candidate for greenspace in STWWRP
- ☀ Phase I result: Low concern



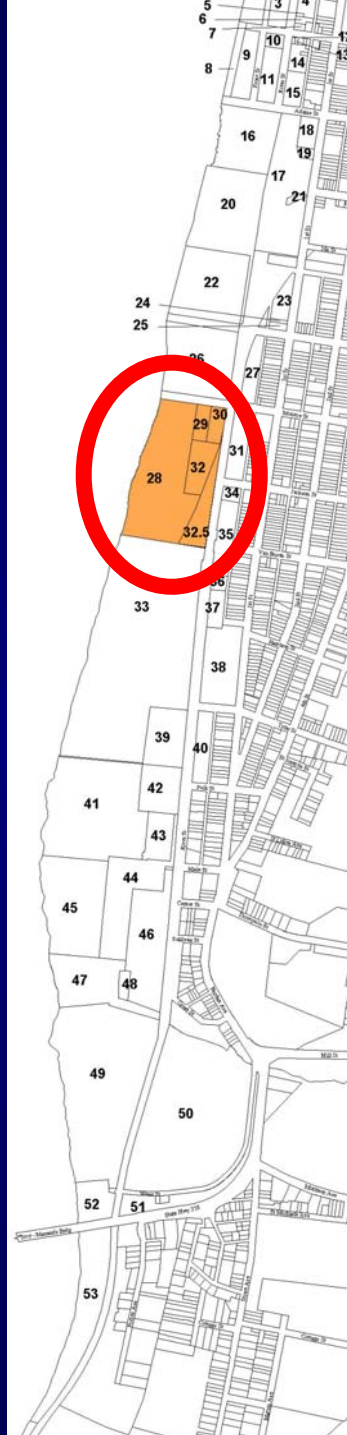
- ☀ Owned by City of Troy
- ☀ Estimated Assessment Cost: \$36,025 (39%)
- ☀ \$225K EPF grant in hand for design of public enhancements

Troy Slag Assembly (Sites 28, 29, 30, 32, 32.5)

- ☀ Large - 13.12 Acres
- ☀ Occupies all land from tracks to Hudson, from Monroe to IDA site
- ☀ Good road access
- ☀ Phase I result: Low concern

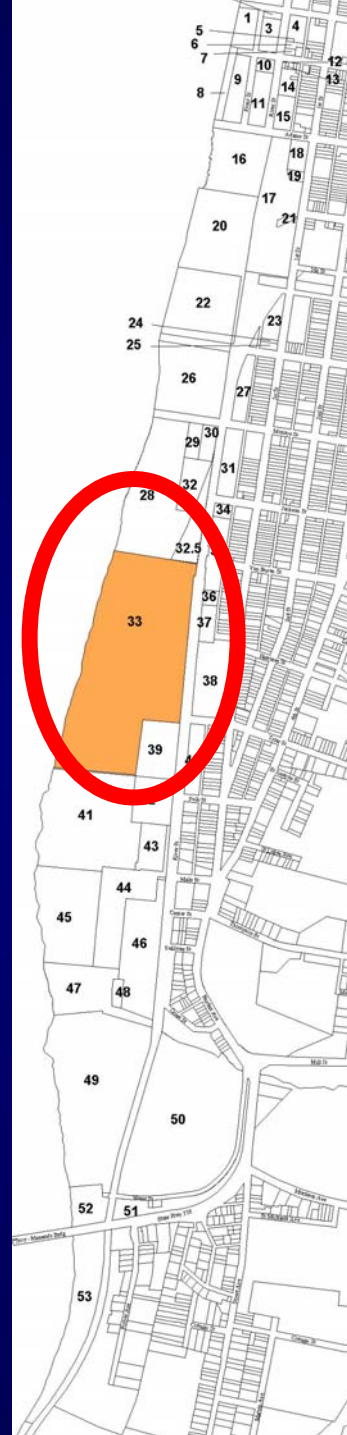


- ☀ Property Owner not inclined to participate at this time.
- ☀ Estimated Assessment Cost: \$29,825 (32%)



IDA Property – Site 33

- ☀ Very Large - 23.83 Acres
- ☀ Adjacent to Hudson and accessed by Industrial Park Road
- ☀ Phase I result: Moderate concern



- ☀ Owned by County IDA who is actively marketing sites.
- ☀ Estimated Assessment Cost: \$28,525 (31%)

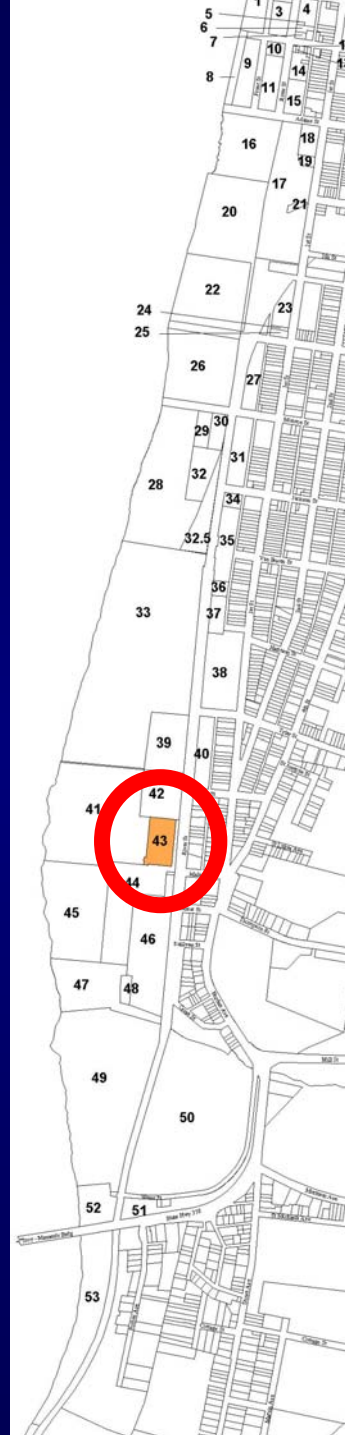
King Services North - Site 43

“The Alamo”

- ☀ Owned by King Services, but not adjacent to their larger southern site
- ☀ Small - 1.51 acres
- ☀ No water access
- ☀ Phase I result: Low concern



- ☀ Potentially part of Land transaction that would result in City ownership.
- ☀ Estimated assessment cost: \$15,525 (17%)

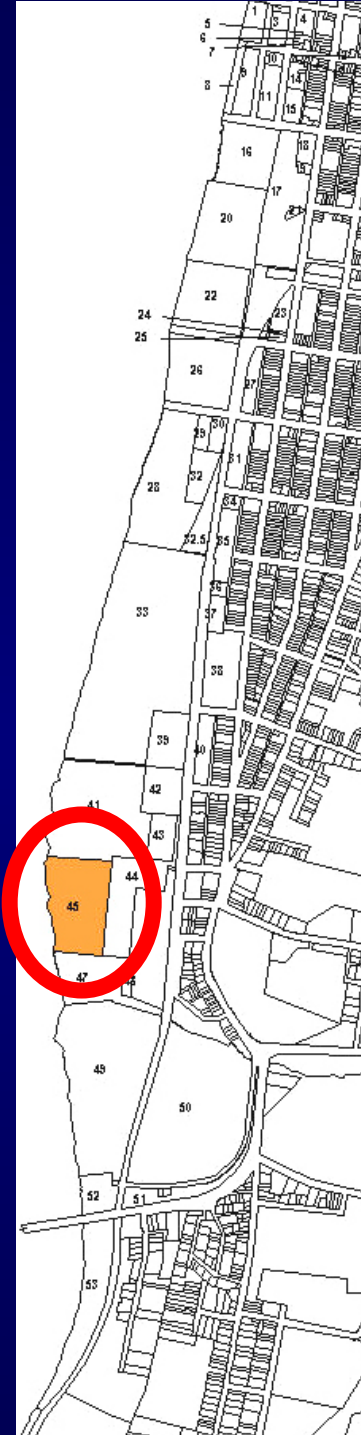


Callanan South Site 45

- ☀ Medium – 7.03 acres
- ☀ River frontage
- ☀ Good road access from Main Avenue
- ☀ Current Use: Vacant
- ☀ Phase I result: Low Concern



- ☀ Property owner not inclined to participate at this time.
- ☀ Estimated Assessment Cost: \$23,225 (25%)

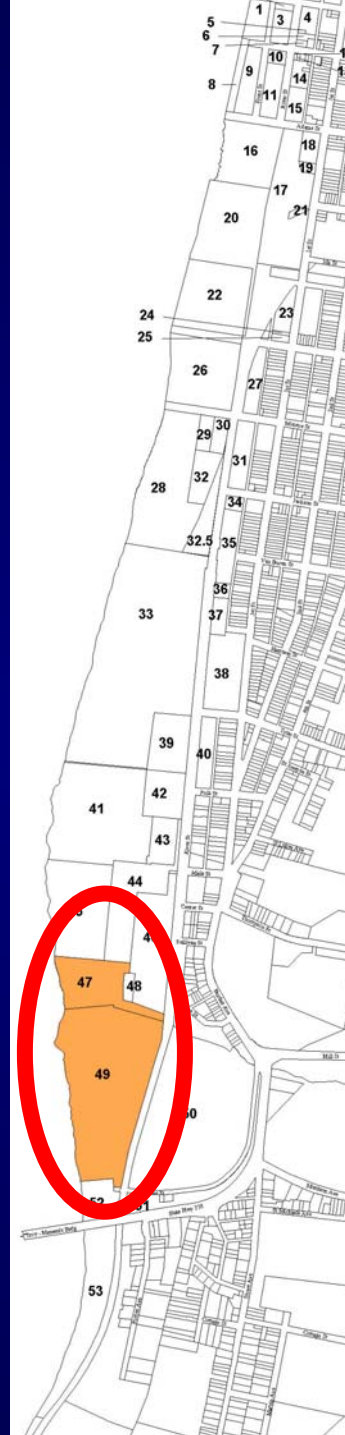


King Fuels Assembly Sites 47 & 49

- ☀ Very Large - 20.61 acres
- ☀ Long Hudson frontage
- ☀ Good road access from Main Street
- ☀ Winking tank highly visible from 787
- ☀ Niagara Mohawk Area 2
- ☀ Phase I result: Moderate for Site 49, Low for Site 47



- ☀ Potentially part of Land transaction that would result in City ownership.
- ☀ Estimated assessment cost: \$20,825 (22%)



Portec Assembly Sites 50 & 51

- ☀ Owned by Portec Rail Products with long term lease to Dan's Hauling (local firm)
- ☀ Very Large - 19.98 acres
- ☀ No river access
- ☀ Excellent road access
- ☀ Phase I result: Moderate for Site 50, Low for Site 51



- ☀ Property owner believes that investigation already completed is sufficient
- ☀ Estimated Assessment Cost: \$43,525 (47%)

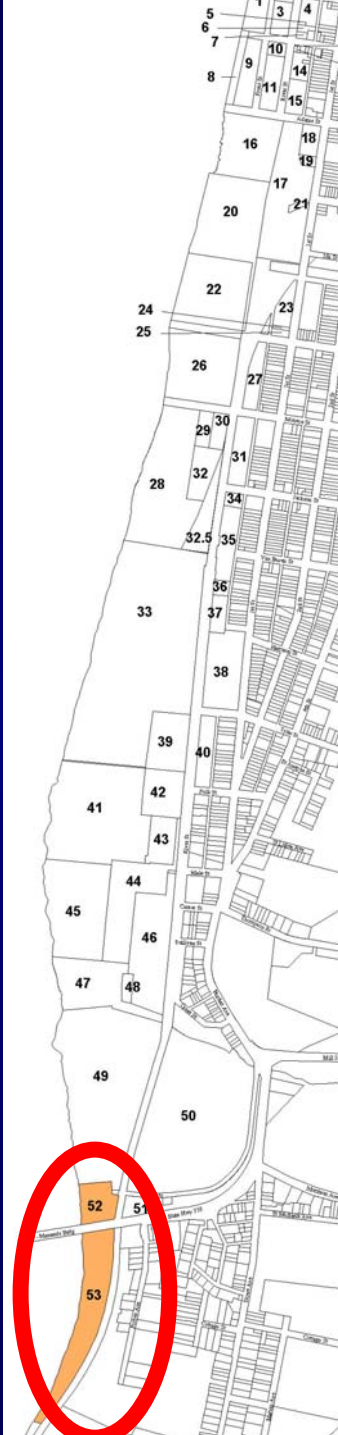


Chevron Assembly Sites 52 & 53

- ☀ Medium - 7.12 acres
- ☀ Site is quite narrow and has good access to road & river
- ☀ Current Use: unused, tanks remain
- ☀ Phase I result: Moderate for Site 53, Low for Site 52



- ☀ Property owner is a large corporate entity with resources.
- ☀ Estimated Assessment Cost: \$39,525 (42%)



Task Force Reaction

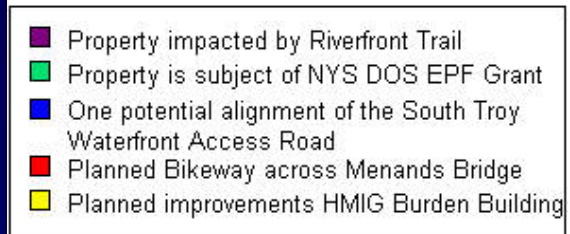
- ☀ Of these candidate sites:
 - ☀ Are there any that you would strongly advise the City to select?
 - ☀ Are there any that you would strongly advise the City to NOT select?



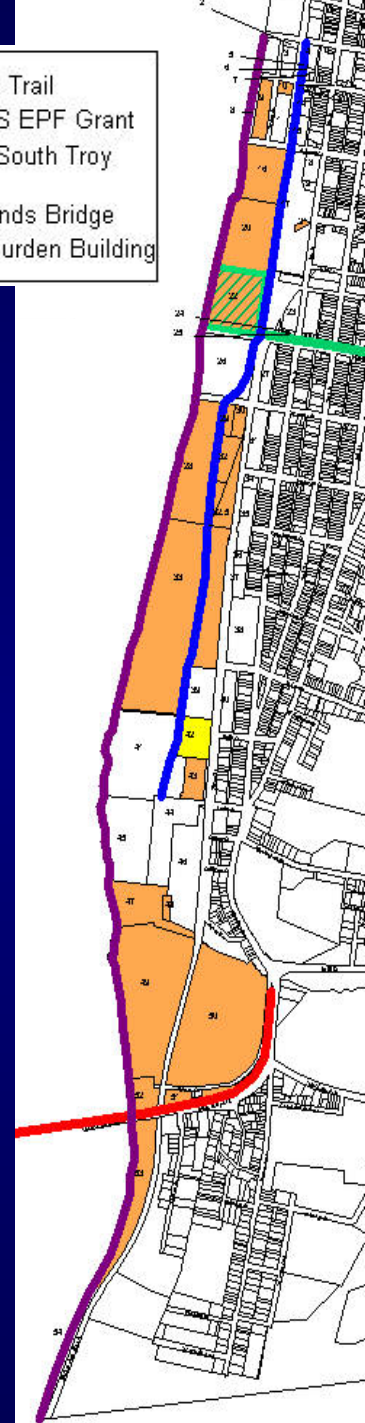
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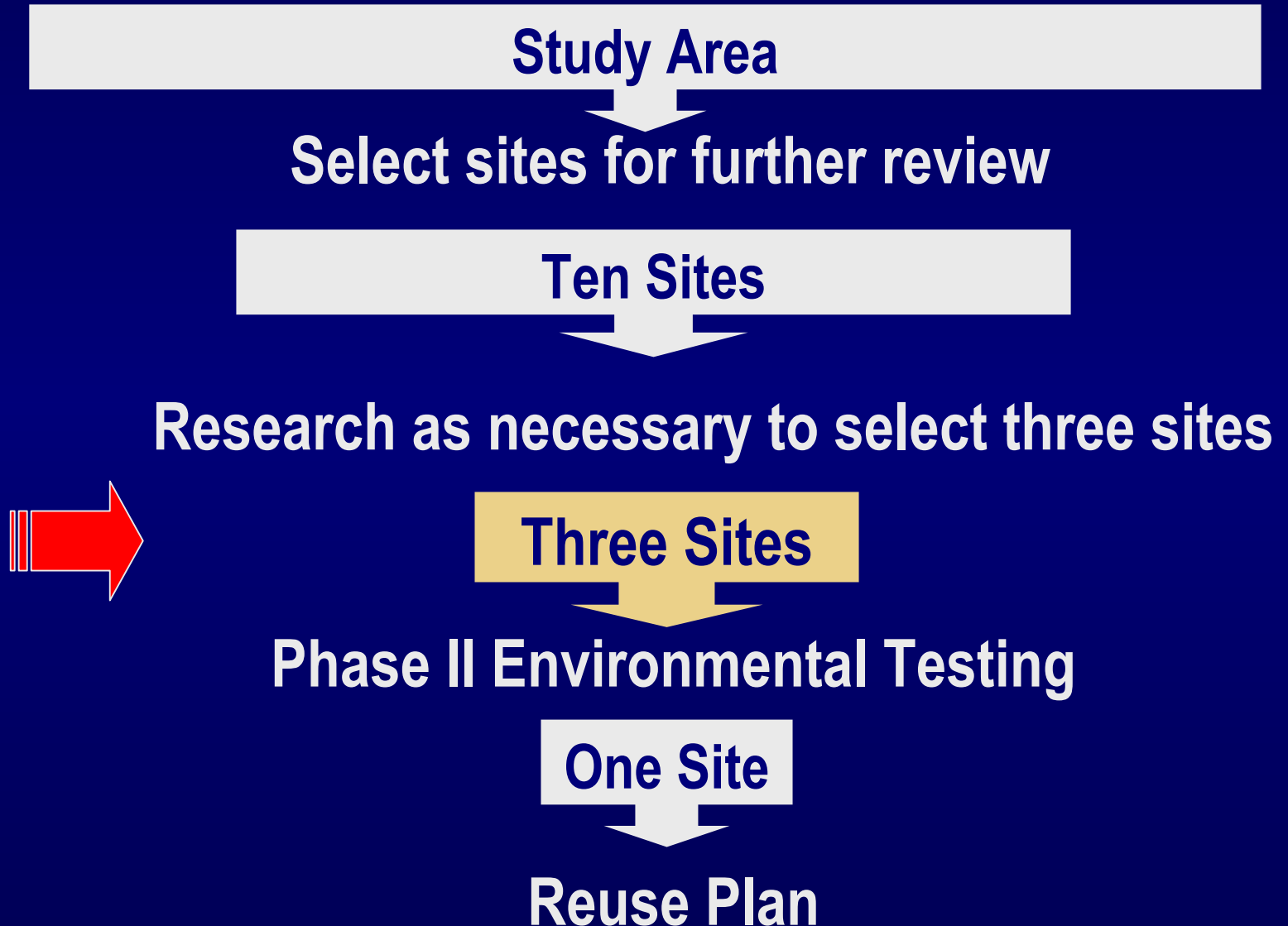
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Site Selection – Next Steps



Next Steps

- ☀ The City will select three sites for presentation to the public on Wed April 23, 7:00 PM.
- ☀ Unless the public expresses concern about the sites, Sterling will draft assessment plans for submission to EPA.
- ☀ Task Force will meet to review these plans - suggested date: Wed 5/21, 6:00 PM.
- ☀ We are scheduling a presentation on environmental insurance which we hope to combine with the 5/21 meeting.

